

Staff Summary Report



Council Meeting Date: 09/26/02

Agenda Item Number: 32

SUBJECT: This is the second public hearing for Skip & Jan's Sports Bar Inc. for a use permit for a change of business ownership located at 7700 South Priest Drive.

DOCUMENT NAME: 20020926dsrh05

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

q-j

COMMENTS: Hold the second public hearing for **SKIP & JAN'S SPORTS BAR INC.** for a use permit to modify condition #1, located at 7700 South Priest Drive. The following approval is requested from the City of Tempe:

#SGF-2002.61 An Amended General and Final Plan of Development for a 10,054 s.f. billiards, restaurant and sports bar within Sports Authority Plaza, totaling 151,321 s.f. on 18.5 net acres, including the following:

Previous Condition of Approval:

1. Use permit is non-transferable and is issued to the current business owners of Pooch's Easy Street (Donna and Thomas Ferris) only.

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval
Public – None to date

ADDITIONAL INFO: On May 31, 2001, City Council approved a use permit for Pooch's Easy Street. With that approval, condition #1 stated that the use permit was issued only to the owners Pooch's Easy Street and non-transferable. Now the new business owners have changed the business name to Skip & Jan's Sports Bar and request a use permit to change the business ownership. The new owner has no intent to change the current business operation. The applicant has contacted the Police Department and they are working on updating the security plan for the establishment. Staff is in support of the request and to date, no public input has been received. **Note: The first public hearing for this request was held on September 12, 2002.**

- ATTACHMENTS:**
1. List of Attachments
 2. History & Facts / Description / Comments / Reasons for Approval
 3. Conditions of Approval
-
- A. Location Map
 - B. Plan of Development/Site Plan
 - C. Floor Plan
 - D. Letter of Explanation/Intent

HISTORY & FACTS:

- December 15, 1988. City Council approved a zoning change from AG to PCC-2 and a General Plan of Development for Price Club Plaza, Tract "B" consisting of 191,700 s.f. on 18.5 net acres, including variances.
- August 12, 1993. City Council approved an Amended General and Final Plan of Development for Price Club Plaza consisting of 157,095 s.f. including use permits for a bar/nightclub with live entertainment, parking by demand, plus three variances for building setbacks and for an on-site drive length.
- February 10, 1994. City Council approved a use permit to allow a pool hall (Tommy's Billiards) and a variance for front yard building setback from 60' to 50'.
- May 31, 2001. City Council approved a use permit for Pooch's Easy Street for a change of business ownership located at 7700 South Priest Drive.
- September 12, 2002. City Council held their first public hearing for this request.

DESCRIPTION: Owner – Centre Point Association
Business owner(s) – Paul & Janet Stefanovich
Applicant – Janet Stefanovich
Existing zoning – PCC-1
Total site area – 18.5 net acres (total commercial center)
Total bldg. area – 151,054 s.f. (total commercial center)
Parking required for Skip & Jan's – 80 spaces
Parking provided for Skip & Jan's – 80 spaces
Bicycle parking required for Skip & Jan's – 5 spaces
Bicycle parking provided for Skip & Jan's – 5 spaces

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Now the new business owners have changed the business name to Skip & Jan's Sports Bar and request a use permit to change the business ownership. The new owner has no intent to change the current business operation. The applicant has contacted the Police Department and they are working on updating the security plan for the establishment and the plan will be finalized before City Council action. Staff recommends approval subject to the attached conditions. To date, staff has not received any public input regarding this application.

REASON(S) FOR

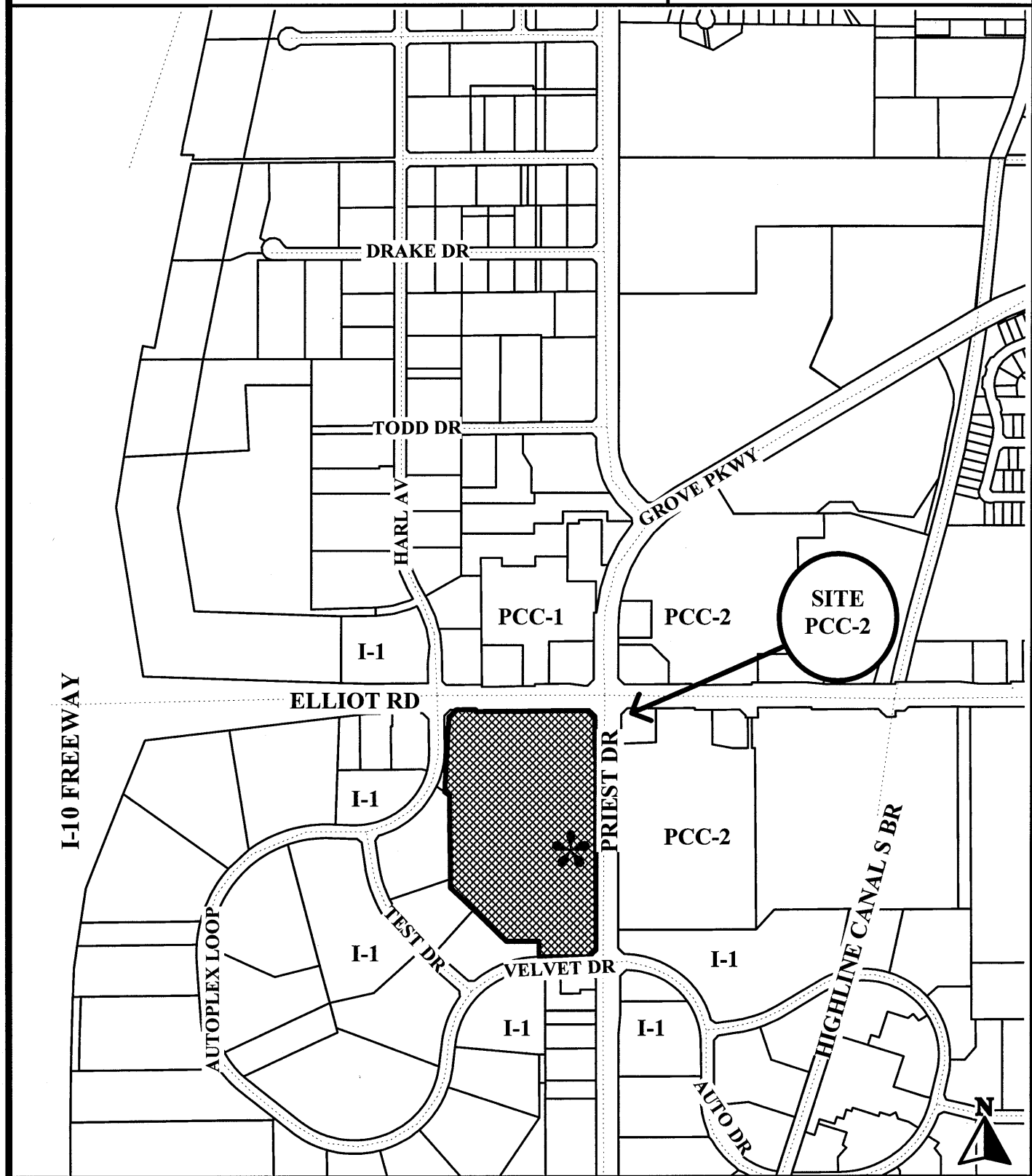
- APPROVAL:**
1. The intention of the new business owner is to continue operating the pool hall business as the previous owner.
 2. The business ownership change should not be detrimental to adjacent businesses or property owners.

**CONDITION(S)
OF APPROVAL:**

1. The use permit is non-transferable and is issued to the current business owners of Skip & Jan's Sports Bar Inc. (only).
2. **On or before September 26, 2004**, the applicant shall return to the City Council for a review of compliance with the conditions of approval.
3. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
4. Any significant verifiable police complaints (as determined by the City Attorney and Police Dept.) shall require the applicant to return to the City Council for re-evaluation of the use permit.
5. Security shall be provided according to the agreement with the Police Department.

SKIP & JAN'S SPORTS BAR

SGF-2002.61

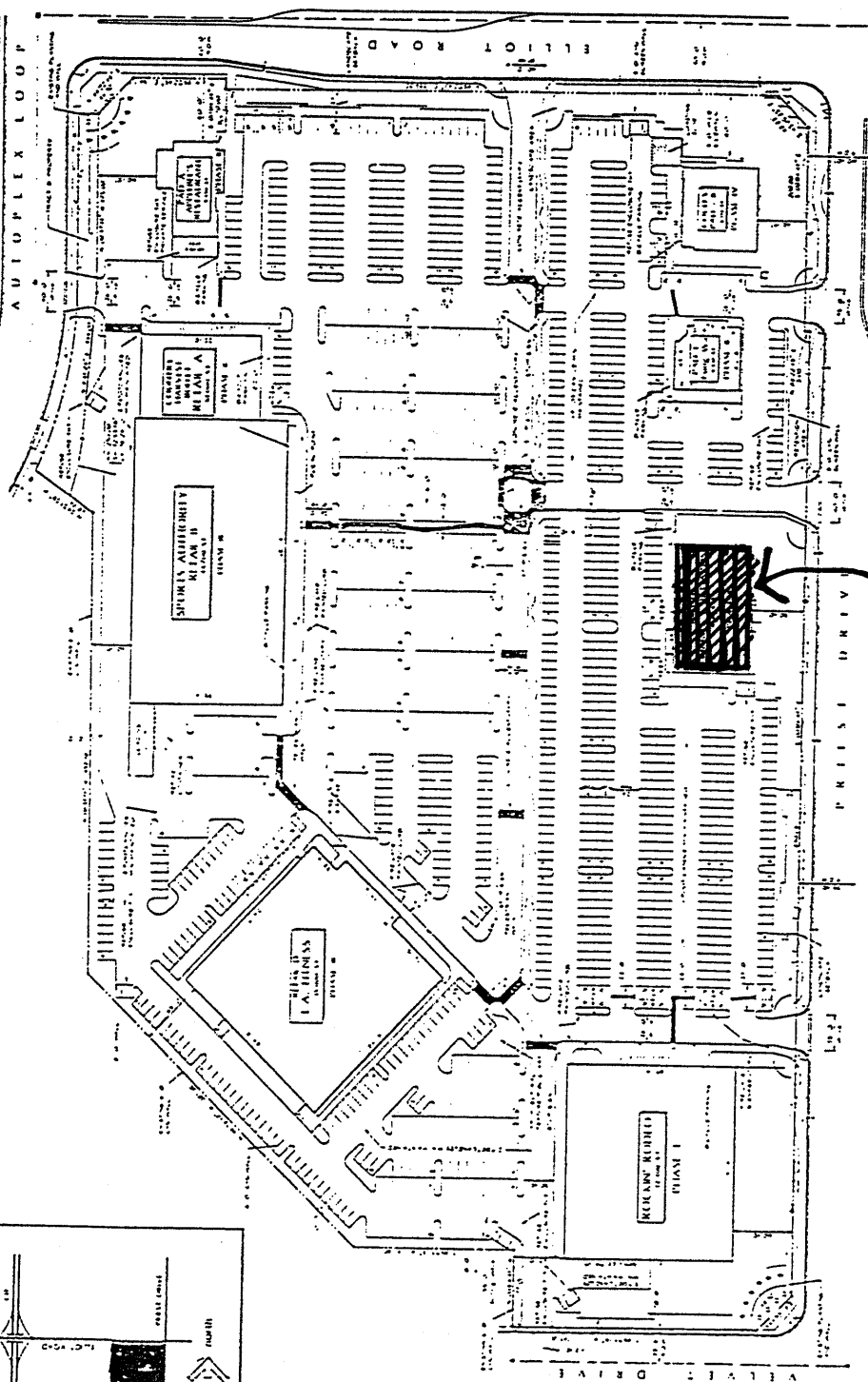
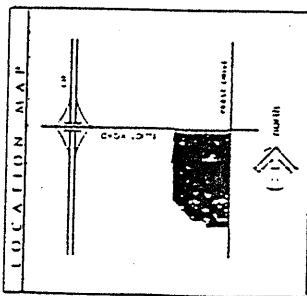


Location Map



FOURTH AMENDED GENERAL PLAN OF DEVELOPMENT FOR
SPORTS AUTHORITY PLAZA (FORMERLY PRICE CLUB PLAZA II)
FINAL PLAN OF DEVELOPMENT FOR PHASE IV

PAUL COCO'S RESTAURANT
ADDRESS - 1525 WEST ELLIOT ROAD
ZONING PCC-2



SUBJECT SITE

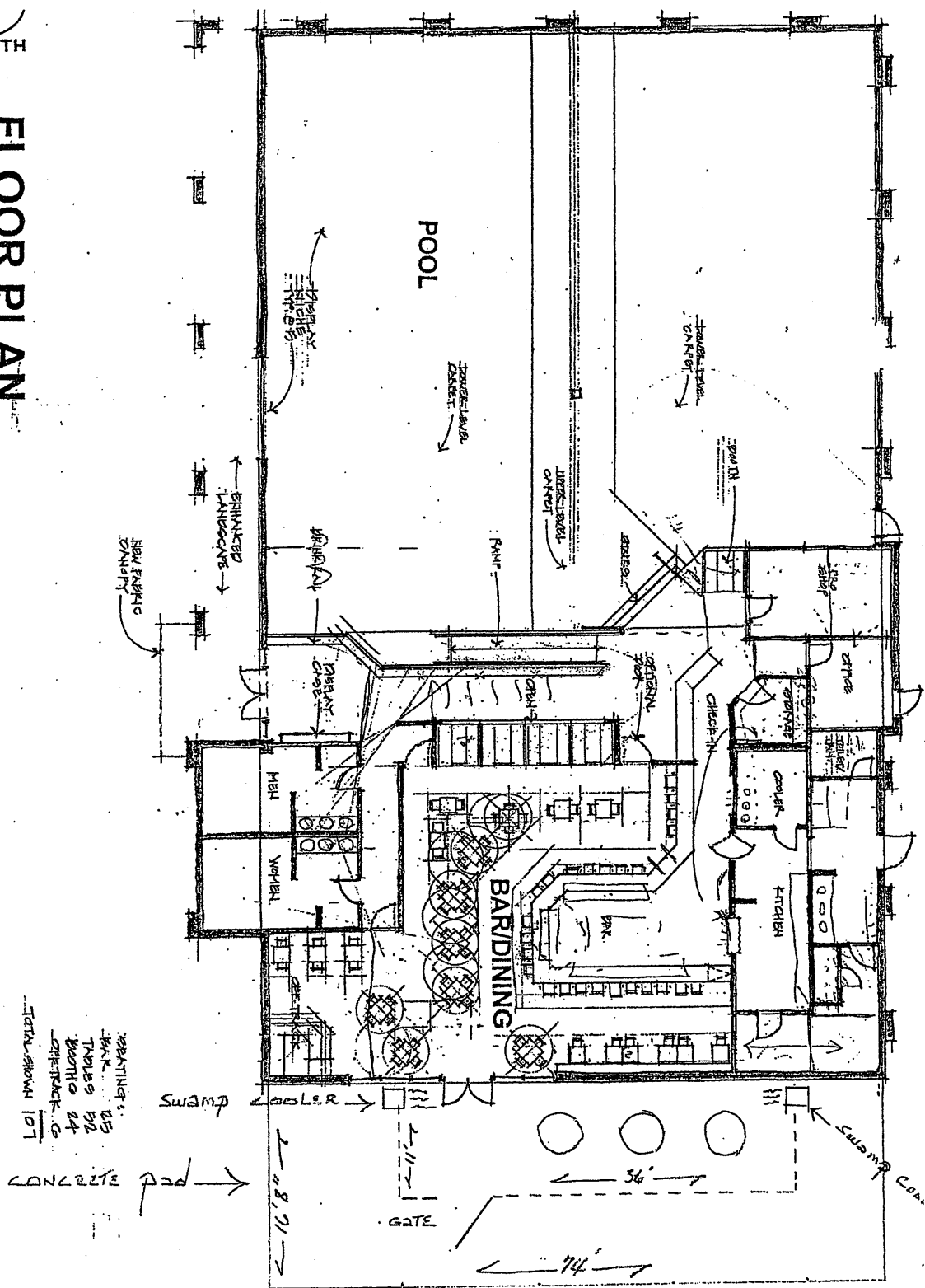
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<p>KURT D. REED ASSOCIATES, INC. (602) 941-1440</p>	<p>SPORTS AUTHORITY PLAZA CENTREPOINT ASSOCIATES 1515 S. GARDEN ROAD, SUITE 100, GARDEN CITY, CA 90241 (310) 937-8200</p>	<p>ARCHITECTURAL SITE PLAN</p>

EASY STREET



FLOOR PLAN



- A. patio defined by Beige, powder coated
WROUGHT IRON STYLE FENCING 4' H
- B. concrete pad is 1221 sf
- C. proposed patio is 400 sf

C

Aug 1, 2002

To whom It may Concern

We Sold our Business Skip & Dan's Sports Bar Inc to Pooches Easy Street March 1, 2001.

The Sale of the Assets was a Contract Sale which they were making payments to us & the Landlord (Kimes Realty). They've gotten Behind on Both, which put them in Default. By Mutual Agreement with all Parties involved they returned the Business Back Us on August 1, 2002

Very Truly
Janet & Paul Stefanovich
Skip & Dan's Sports Bar Inc.

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